

Easterton Parish Council Meeting Monday 9th August 2021 at 7.30 p.m.

Minutes

Present: Cllr Chris Saunders(CS) (Chair), Cllr Ben Myerscough (BM) (Vice-Chairman), Cllr Anthony Snook (AS), Cllr Judy Boyt (JB) Cllr Richard Brooks (RB) and Cllr Andy Colley (AC). In attendance: Gill Tatum Parish Clerk, 10 Parishioners (including applicants for PL/2021/060808 and Applicant for PL/2021/06748). **The meeting started at 7.30pm.**

1. **Absence Apologies and Declaration of Interests** **Apologies:** Wiltshire Councillor Dom Muns. Members are bound by the provisions of the Code of Conduct and are required to declare either personal or prejudicial interests; None declared **Action Resp.**
2. **Minutes of the Parish Council Meeting 19th July 2021.** The minutes were agreed by all and signed by the Chair as a true record.
3. **Adjournment & Welcome to the Public.**

The Chair welcomed all the Parishioners to the meeting showing an interest in Planning Matters. A Parishioner (Rebecca Harman) asked to speak about Traffic Issues on Kings Road.

Thank you for giving me time to report my concerns about the traffic on King's Road, Easterton.

I have lived here for 2.5 years and the volume on King's Road has increased dramatically. For those not familiar it is a single track lane with passing places, which are usually private driveways. The road is used by many horses, cyclists, dog walkers and walkers with their families. The road is prestigious with many family homes. It is being used more and more as a "cut through" and "race track". The recent diversion to avoid Market Lavington I feel has gone some way to introduce users to a new route.

Numerous people have expressed similar experiences to myself. See Facebook Easterton & Eastcott Community Notices Group. (Gillian you have obviously managed to investigate as you didn't mention in your email to me that you couldn't). More than 16 households have made comment and the article has had over 184 views.

There is one individual in particular RV62 NLG. Although he is not the only offender. He is a bearded man who honks his horn repeatedly at every twist bend and turn. Windows normally up and music blaring. This has been going on for over 8 weeks. He has absolutely no regard for anyone or anything and absolutely no common sense. (I have Video 15/6/21 & 4/8/21). I now understand he works at The Jam Factory as site manager and parks up behind the site, not at the village hall. Edward Finney has written and complained directly to GreenSquare on more than one occasion but has had no response.

A note of my conversation with the Police officer on 23/7/21 is recorded on Facebook with other offenders. Together with Alex Craig's encounter.

I agree, the pot holes, although dangerous and unsightly go some way too slowing down the speeding traffic but this is not the long term answer. If Market Lavington can have 20mph limit why can't we. I went to Trowbridge this morning. The dual carriageway into the town is 50mph!! This lane, after the initial 20mph, is 60mph!!!

Edward Hammock commented "people genuinely do achieve 60 up there! It is lethal just stepping off the drive with the children for a walk".

Surely it is the responsibility of the "Parish" Council to keep its residents safe. We want to attract people to our beautiful village not "Drive them away"!!

Please, Please, Please. Something MUST be done. This MUST go higher to Wiltshire County Council. THANK YOU

A discussion followed; points agreed to take forward; Chair has already been in touch with appropriate CATG (Wiltshire Community Area Transport Group) and Gareth Rogers (local Wiltshire Highways Engineer) and Wiltshire Cllr DM has advised, we have already requested a metro-count (speed monitoring) to Wiltshire Council (the one requested for Kings Road is delayed due to COVID-19 and a known backlog is in place), one carried out for the High Street did yield percentage figures to start up a Speed Watch. "Quiet Lanes" are not being pursued anymore by Wiltshire Council. The 60MPH ironic speed-limit for Kings Road beyond the 20mph Strawberry Fields limit is not a target and totally inappropriate for the narrow, single track route with passing places in parishioners driveway entrances when there are pedestrians, animals, children all trying to use the road (as no separate walkway). It was unanimously agreed that 20MPH should be the target for the whole stretch of the road, together with other roads within Easterton such as Oak Lane and White Street. **Action: Cllr CS to follow up at CATG, Clerk to find out about the requested metro-count, liaison with GreenSquare over the known employee who speeds along this road and liaison with Wiltshire Cllr DM to help follow up with Police and Wiltshire Council.**

Cllr CS,
Clerk, Cllr
DM

4. **Planning Matters : Planning Application**

1. **PL/2021/06512 Change the use of two existing stables to that for a sports therapy studio, CEDAR FARM, 26 KINGS ROAD, EASTERTON, DEVIZES, SN10 4PX**

Councillors had already seen and studied the plans before the meeting, after consideration it was resolved "No objection". **Action: Clerk to inform Wiltshire Council.**

Clerk

2. **PI/2021/06127 Single storey extension to the side, over existing garage. Relocation of boiler FIVE FARTHINGS, 59 OAK LANE, EASTERTON, DEVIZES, SN10 4PD**

Councillors had already seen and studied the plans before the meeting, after consideration it was resolved "No objection". **Action: Clerk to inform Wiltshire Council.**

Clerk

3. **PI/2021/07321 T1 - Silver Birch - reduce by 3m T2 Ash – Fell, THE COTTAGE, 26 HIGH STREET, EASTERTON, DEVIZES, SN10 4PE**

Councillors had already seen the proposal before the meeting, after consideration it was resolved "No objection". **Action: Clerk to inform Wiltshire Council.**

Clerk

4. **PI/2021/06808, Demolition of existing house and outbuilding and the development of a replacement dwelling and garage, 8 EASTERTON SANDS, EASTERTON, DEVIZES, SN10 4PY.**

The Clerk reported that she received written complaints from Parishioners who were not able to attend the meeting which had been passed on to Councillors prior to the meeting. The Clerk read out two written comments from near neighbours to the proposal. The concerns listed covered; future use (concern about the proposed Garage substantial dimensions, taller than the residential part of the proposal, concern that the building could be used for a full-scale workshop or additional dwelling space and no rationale for the large footprint and scale of the garage proposed, Drainage; not adequately considered and concern of heavy run-off and its impact, artificial light (reassured generally but worried about potential impact on wildlife especially bats and trees (worried about who owns the trees to ensure the visual

screen (when in leaf) is maintained and also general environmental concerns about noise impacts during construction works. Another near neighbour also added concern over the style of the proposed roof. Cllr JB also had concerns regarding the proposal; no objection in principle to the proposed house but concern to its overall height (suggested 70cms higher than existing house). The roof colour and grey brick colour would stand out more in the countryside and reflection needs to be taken into account (the near neighbours Treetops will have the view of the grey brick wall), the total footprint of the garage is large almost as big as half the proposed house footprint, and the design compared to the proposed house is bland, featureless with the highest part being 4.5m. There was the need to restrict the garage against business use, concern about lighting and lack of ecological assessment (to build a larger building in a rural area has to fulfil the Wiltshire Council Blue and Green Infrastructure Policy (GBI) and concern regarding bats and their habitat, extent of tarmac proposed and drainage implications using potential eco solutions such as porous tarmac. Cllr BM also commented on the roof covering and the potential “glare” from the proposed solar panels on the garage and the materials involved. Cllrs commented that the building will be visible from the By Way and Sands Farm The applicants present were given the opportunity to answer some of the points raised; the garage is needed to store large machinery with roller shutters and will not be used for business use, the roof is designed to enable solar panels to be best placed for south facing. They stated that the trees to screen were not in their control but had spoken with their neighbours who will keep them and maintains them. Details for drainage would be agreed at building regulations stages but they proposed soakaways and 2 drains are shown on the proposed tarmac driveway (any extra run-off would go down to the adjacent field), they had chosen the garage materials to be maintenance free but if necessary could go for a mix of agricultural panelling and brick. They acknowledged the top 2 feet of the buildings proposed would be visible from neighbours but that these were at least 120 metres away and that they could not really control noise during the construction phase but would try to get their builders to reduce noise and that whilst they would not be living on site during construction they did intend to project management the building. Lastly that they were proposing some lighting in the garden (hidden by shrubbery) lighting would be environmentally friendly (using solar) but that they did need lighting like any other householder. Following the discussion it was resolved **“No objection, subject to Wiltshire Council giving full consideration to requesting an Ecological Statement to support the proposal, that to build this large building in a rural area has fulfilled the Wiltshire Council Blue and Green Infrastructure Policy and that the material proposed for the roof and colour of the walls be examined to minimise potential glare and longer distance visual intrusion and that Wiltshire Council can confirm that the proposed large garage design is an acceptable size for the proposed dwelling”**. Action: Clerk to inform Wiltshire Council

Clerk

5. **PI/2021/06748, Removal/variation of conditions to make one dwelling for full residential usage, HONEYWOOD STABLES, STABLE COTTAGE, OAK LANE, EASTERTON, SN10 4PX (clarified application details from Applicant & Wiltshire Council)**

The Clerk had received comments from Parishioners on this application which had been passed onto Councillors prior to the meeting, She read out one comment from a close neighbour (who could not attend) who had concerns about the change the non-residential stables into a residential home, that this had been requested before and refused, and was concerned that there was an intent to

develop a small (and growing) holiday park on their doorstep and wished to object to the proposal. The Chair clarified that the application was for the removal of a planning condition to allow one of the holiday homes to become a full residential use with the other staying as a holiday home (no new building were proposed, the application was misleading). The Applicant attending was allowed to speak for 3 minutes on the proposal; She admitted it was a gamble to purchase the holiday homes and knew about the past planning history at the site but that personal impacts from the COVID pandemic had forced her to stay at the property and loose her London business and she wished to live in the area full time (and was renting nearby at present). She reiterated that £26k was spent on one of the properties (stable cottage) to enable her to let it out and this property only gets 30-40% occupancy. Presently **Stable Cottage** is not in a good condition to let out and that holiday let business was not going to work at Honeywood. She wanted to be part of the community living there full time which would be less of an impact than constantly different users arriving to stay in the property. She had undertaken a pre-application consultation from Wiltshire Council and believed she had answered all the questions asked of her but she could not market the property for 6 months as it was not up to a standard for letting. She had tried previously to look at a business use for the property but this had been refused and so she did not think this was viable. She was committed to the area and had planted lots of trees and was encouraging wildlife to the area.

Cllrs RB & Cllr AC commented it was clear **from the guidance issued by Wiltshire Council in the pre-application advice, that this had not been met and** therefore the Parish Council were in no position to approve the proposal as she had not demonstrated the planning criteria as there was no conclusive evidence that the property was not viable as a holiday let. Other Parishoners present commented that other applications had been submitted to make this a permanent residential dwelling and it had been refused. Concluding the long discussion it was resolved **“Object to the proposal as insufficient information has been provided to fully demonstrate that the continued use of the building is no longer commercially viable in accordance with the relevant exception policy of the local development plan. The Parish Council (PC) comment that the question of viability needs to be fully tested and should reflect the condition of the building for the desired use, rather than its current partially converted state. It should also reflect the investment required in order to complete the conversion and provide an acceptable return on this investment over a reasonable period of time (usually 10 years plus). A full financial feasibility assessment should be provided based on budgeted income and expenditure figures using generally accepted occupancy rates as compared to similar holiday units. Although the PC sympathise with the applicants situation, her personal financial circumstances should be disregarded. The PC wish to express their concern that failure to fully test the viability of the current use has the potential for similar applications to follow for the adjoining building (Tack Cottage) and other buildings used for similar purposes elsewhere in the vicinity. Action: Clerk to inform Wiltshire Council.”**

Clerk

5. Finance

a) Request for donation toward Village Fete Raffle

Cllr RB proposed a donation of £100, seconded Cllr JB, unanimous support. **Action: Clerk to issue cheque for signature.**

Clerk

Reminder:

Litter Pick Saturday 21st August 10am Village Hall (tabards and litter pickers can be provided, please wear suitable clothing and bring gloves, children welcome with one adult supervising)

20th September 7.30pm full Parish Council Meeting

The meeting closed at 9.15 pm. Gillian Tatum, Clerk to Easterton Parish Council clerk.easterton.pc@gmail.com **Tel 07979866387** 14/08/2021